

Dear Friend:

Thank you for your interest in the Town of Lake Park as the site for your business venture.

Development here in Lake Park is proceeding apace, and we look forward to more progress on the horizon. We look forward to having the opportunity to meet with you to discuss your venture in specific detail and to determine how we can be supportive of your undertaking.

Again, thank you for your interest and best regards.

Sincerely,

***J. Douglas Drymon
Town Manager***

***CAPITAL DEVELOPMENT IS BOOMING
IN LAKE PARK . . .***

Completed Projects . . .

Historic Lake Park Town Hall



Located at 535 Park Avenue. Listed on the National Historic Register in 1981.

Originally constructed in 1927, the Lake Park (formerly Kelsey City) Town Hall is a well developed example of Mediterranean Revival Style Architecture and its stylistic influences can be traced to Late Renaissance and Mannerist examples in 16th Century Italy. The structure originally housed all of Kelsey City's administration, fire and police departments, and library. It also served as a hurricane shelter during the hurricane of 1928 that destroyed most of Kelsey City. The historic renovation and restoration of the Lake Park Town Hall was completed in 2002, and the structure continues to serve as a functioning local government building. Re-dedicated on June 14, 2003, the Lake Park Town Hall also houses permanent displays of historical documents and other artifacts, and is open for special tours conducted once each year by the Lake Park Historical Society.

Clock Tower on Park Avenue



Located at the corner of 5th Street and Park Avenue.

Erected by the Town of Lake Park in 1998 as part of the Town's Park Avenue streetscape/renovation, the clock tower serves as a focal point in the Park Avenue business district.

Lake Park Post Office Building



Located at 904 Park Avenue

Purchased by the Town of Lake Park and completely renovated by the Town in 2000, the Post Office building houses the U.S. Postal Service Lake Park Branch, which provides a full range of customer services including express and priority mail, international mail, and post office box rental. Its regular business hours are 8:30 a.m. to 5 p.m. Monday thru Friday.

Steve Mizerak's Billiards



Located at 904 Park Avenue.

The Post Office building also houses Steve Mizerak's Billiards which has hosted world class championship billiards tournaments with the top prize of \$50,000. Mizerak's Billiards is owned and operated by Steve "The Miz" Mizerak, who ranks among the top three billiards champions in the world.

Lake Park Fire Station



Located at 1000 Park Avenue

Formerly home to the Lake Park Fire Department and newly constructed by the Town of Lake Park in 1999, the fire station now serves as headquarters for the Palm Beach County Fire Rescue Station 68.

Lake Park Marina Revitalization Project



Located on South Lake Shore Drive on Lake Worth

The Lake Park Marina is currently closed for major revitalization. Once completed, the Lake Park Marina will offer, among other features, 102 deep water slips from 30 feet to 60 feet, new larger protective breakwater barrier, fixed and floating docks, two public boat ramps, large trailer car parking area, fuel amenities, laundry facilities, and transient dockage. The expected date for the Marina re-opening is early 2004.

Park Avenue Streetscape/Renovation



Portion of the Streetscape along Park Avenue in the Park Avenue Downtown District

Realizing the importance of an attractive downtown area, the Town of Lake Park completely redesigned and renovated the Park Avenue streetscape commencing at 10th Street and extending to Sixth Street. This project, completed in 1998, included the installation of a median strip, speed bumps, resurfacing, and extensive landscaping.

Mos'Art Center



Located at 700 Park Avenue

Part of the revitalization of the Park Avenue Downtown District included the renovation in 2000 of an older existing building by local developer and Lake Park resident SueEllen Mosler. In addition to housing the Mos-Art Center, which hosts live music performances and art exhibits, the building also houses the Palm Beach Ballet Center.

Kelsey Park



Situated on Federal Highway/U.S. Highway 1 and lying totally within the corporation limits of the Town of Lake Park on beautiful Lake Worth, Kelsey Park was originally designed by Dr. John Nolan of Boston, Massachusetts, and the Olmstead brothers, noted landscape architects and sons of Frederick Law Olmstead, Sr. who has long been acknowledged as the founder of American landscape architecture, and who along with his partner Calvert Vaux designed New York City's Central Park. The park was renovated and re-landscaped by the Town in 1999. Park amenities consist of six concrete tennis courts, a gazebo, and a pavilion which can support catering and which is available for rental. The fountain, which serves as the park's centerpiece, is illuminated at night. Kelsey Park is the site for annual Town events such as the Irish Fest and the July 4th Fireworks Festival. The beauty of Kelsey Park is illustrative of the reasons the Town of Lake Park has been designated as a Tree City U.S.A. for twelve consecutive years commencing in 1991. Kelsey Park was listed on the Lake Park Register of Historic Places in 2000.

Evergreen House



Evergreen House is a circa 1925 home built in the Mission style, and is a typical example of the early homes in Kelsey City. Originally located at 404 Evergreen Drive, and slated for demolition by the Palm Beach County School Board, the structure was purchased by the Town of Lake Park in 1998 and relocated to its current site on Federal Highway in Kelsey Park, where it was totally renovated, re-landscaped and furnished by the Town. Evergreen House houses historic artifacts of the Town of Lake Park, and hosts monthly meetings of the Lake Park Historical Society. Evergreen House was listed on the Lake Park Register of Historic Places in 2000.

***LAKE PARK PARTICIPATES WITH PALM
BEACH COUNTY IN THE DEVELOPMENT
REGIONS GRANT PROGRAM.***

***THE FOLLOWING REPRESENTS A
HISTORY OF DEVELOPMENT REGIONS
GRANT PROJECTS IN THE TOWN OF
LAKE PARK . . .***

Palm Beach Pottery



1220 Tenth Street

A Round III Development Regions Grant recipient, this completed project consisted of the acquisition of the former Prime Supermarket site, and entire exterior and interior renovation for use of the facility as the Palm Beach Pottery Home and Garden decorator showroom and retail establishment.

Park Avenue Barbeque



754 Park Avenue

This project consists of a multi-use retrofit of its first location of Park Avenue Barbeque on Park Avenue. When completed, this business project will transform the existing structure at 754 Park Avenue to resemble the historic Kelsey City State Bank building as it existed in the 1920's. The project is a mixed use building with retail restaurant space downstairs and office space upstairs.

The construction will enhance Lake Park's urban appeal and is in keeping with the town's renovation plans. This was a Round IV and Round V Development Regions Grant project.

Photograph taken September 23, 2003 showing current status of the above project.

State Farm Insurance Agency



1525-A Prosperity Farms Road

The owner of the business State Farm Insurance acquired a 25 year old building in the Lake Park Community Redevelopment Area (CRA). The owner repaved the parking lot, and renovated the interior of the building. Such renovation included new landscape design and installation. This completed project was a Round IV Development Regions Grant project.

Woodham Industries dba Boulevard Paints



1400 Old Dixie Highway

The Woodham Industries, Inc. dba Boulevard Paints project consists of rehabilitation of the property, which will include removal of the wellpoint and control panel, removal of the surrounding fence and barbed wire, expansion of the parking lot for employees, and expansion of the retail store. This was a Round V Development Regions Grant project.

Dockside Sea Grille



772 Northlake Boulevard

Gopar Inc. d/b/a/ Dockside Seafood, a wholesale/retail fish and frozen seafood vendor, purchased the building and business in 1999. This completed project consisted of expansion improvements including painting, landscaping, signage, filtration equipment for existing lobster tanks, and construction of rear deck and awning for outdoor dining overlooking South Lake. This was a Round VI Development Regions Grant project.

Baron Sign Manufacturing



1009 Newman Road

S & G Partnership & The Baron Group, Inc. dba Baron Sign Manufacturing, will be expanding its main building and connecting it to a second building locating at 207 Brandt Road (a net increase of 1,260 square feet). In addition, the interior space will be reconfigured to provide for more efficient space utilization, and 35 parking spaces will be added. The project also includes additional landscaping and lighting. This is a Round VII Development Regions Grant project approved on June 17, 2003 by the Palm Beach County Board of County Commissioners.

***REALIZING THAT BUSINESS
DEVELOPMENT IS AN IMPORTANT
COMPONENT OF COMMUNITY
ECONOMIC DEVELOPMENT, THE TOWN
OF LAKE PARK IS SUPPORTIVE OF NEW
BUSINESS DEVELOPMENT...***

Development in Progress...

Lowe's Congress Avenue Site



April 7, 2003 groundbreaking for the new Lake Park Lowe's home improvement warehouse at 401 North Congress Avenue which, when completed, will employ 150 to 200 individuals.



Photograph taken September 23, 2003 showing current status of the above project.

Venetian Isles (Westlake)



Located at 800 Venetian Isles Drive along North Congress Avenue, Venetian Isles is a multi-family rental project which, when completed, will consist of one to three bedroom apartments ranging in size from 703 square feet (for one bedroom/one bath) to 1,524 square feet (for three bedrooms/two-and-a-half baths). The projected occupancy date for this project is early 2004.

Venetian Isles (Westlake)



Photographs taken September 23, 2003 showing current status of the above project.

Prosperity Farms LLC Project



This project, under construction by Ahrens Companies at 1511 Prosperity Farms Road, will be an office complex.

The MiniMac



Part of the further revitalization of the Park Avenue Downtown District includes the current renovation of an older existing building located in the 800 block of Park Avenue by local developer and Lake Park resident SueEllen Mosler. This site is being expanded into a 6,200 square foot facility which will consist of office and restaurant space.

Photographs taken September 23, 2003 showing current status of the above projects.

FUTURE PROJECTS INCLUDE . . .

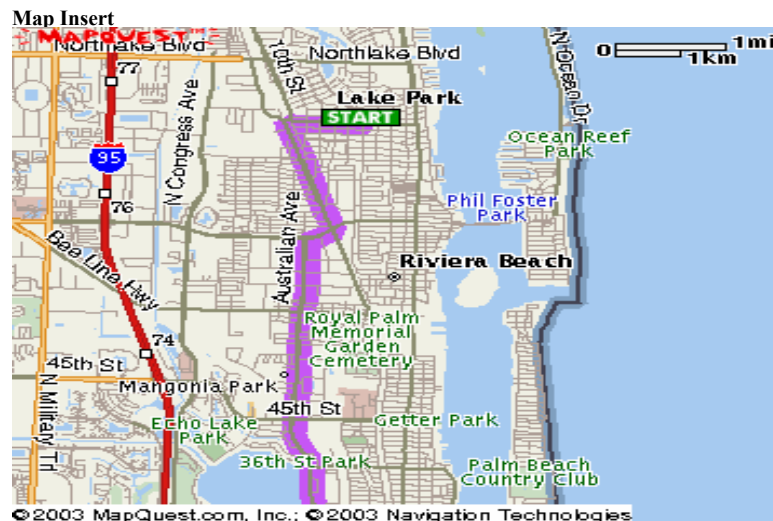
- ◆ *Wal-Mart 200,000 square foot superstore to be constructed on North Congress Avenue; anticipated grand opening is some time in 2005*
- ◆ *CVS Pharmacy and LA Fitness to be constructed at the Northlake Square West site located on the southwest corner of Northlake Boulevard and Congress Avenue; anticipated opening date is October 2004*
- ◆ *Target Store to be constructed on the southeast corner of Northlake Boulevard and Congress Avenue across from CVS Pharmacy and LA Fitness; anticipated opening date is October 2004*
- ◆ *One Park Place to be constructed on the north side of Park Avenue between Eighth Street and Ninth Street; projected to consist of residential condominiums as well as shops, office and restaurant space*

ABOUT THE TOWN OF LAKE PARK . . .

Lake Park is located in the southeastern United States along the Atlantic seacoast of Florida. Chartered as Kelsey City in 1923, and officially renamed as the Town of Lake Park in 1939, it has been referred to as the “Gateway to the Palm Beaches” and the “Jewel of the Park Beaches” since the 1920’s.

Geography

- ◆ Lake Park is minutes away from I-95 east of Exit 77 (see map insert);
- ◆ is immediately north of the Port of Palm Beach, a diverse port which supports container and bulk shipping and is served by the Florida East Coast Railway; and
- ◆ is served by Palm Beach International Airport, located 13.01 miles south of Lake Park in the City of West Palm Beach, Florida



Environmental Analysis

- Total Population – 8,721¹
- Median Age – 34.2 years
- Total Households – 3,346
- Median Household Income² -- \$33,983
- *Per Capita* Income -- \$18,212

Lake Park’s municipal form of government is “Commission-Manager” and the elective officers are the Mayor and members of the Town Commission, who are elected in specific groups. Lake Park’s Town Manager serves as the Town’s chief administrative officer. The Town’s business-friendly regulatory climate and atmosphere are supportive to business development and entrepreneurship.

Lake Park is a member of the Business Development Board and the Northern Palm Beaches Chamber of Commerce. For more information, visit the Town of Lake Park official website at www.lakeparkflorida.gov.

¹ U.S. Census Bureau Profile of General Demographic Characteristics: 2000

² U.S. Census Bureau Profile of Selected Economic Characteristics: 2000